

31 JENSCOTT PRIVATE

Central Park Community



FEATURING

2 BEDROOMS
2 BATHROOMS
1 CAR GARAGE

WELL UPDATED
OPEN LAYOUT
CENTRAL LOCATION
PEACEFUL BACKYARD

LOT SIZE: 14.98' X 77.94'

BRIGHT & SUNNY TOWNHOME

Centrally located 3 storey townhome

Elegant curb appeal, full front brick & stone exterior, arched entryway & single car garage. Flexible open concept layout includes large living room, dining area & lovely kitchen with eat in space, dark espresso cabinetry, granite countertops, upgraded full wall pantry and breakfast bar with overhang seating.

Top floor hosts both bedrooms including principal retreat with generous walk-in closet, serene full bathroom with separate shower, soaker tub & skylight addition & convenient laundry. Ground level features additional living space with cozy gas fireplace, full bathroom with tub/shower combo, access to unfinished basement, storage room & walk out to backyard oasis, fully fenced with stone patio & beautiful gardens.



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PROUDLY BUILT IN
2010 BY

Ashcroft

SPACIOUS DESIGN

Open concept kitchen,
dining & living areas

Bright & clean

Large windows welcoming plenty of sunlight

Dark hardwood flooring in dining & living areas

Sizeable kitchen with plenty of storage space

- Dark espresso shaker style cabinets
- Cool toned granite countertops
- Tile backsplash
- Breakfast nook
- Upgraded full wall pantry cupboards
- Breakfast bar with overhang seating
- Stainless steel appliances - all included

Ground level floor features:

- Bonus living space with cozy natural gas fireplace & carpet for added comfort
- Full bathroom
- Access to backyard, garage & storage room

Fully fenced peaceful backyard with stone patio and beautiful gardens



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RELAX & UNWIND

Upper level is tranquil & spaciouly designed

- Top floor hosts both bedrooms including generous principal retreat with large walk-in closet, serene full bathroom with separate shower, soaker tub & skylight addition
- Conveniently located laundry
- Carpet flooring for added comfort



INCLUSIONS

Kitchen appliances: refrigerator (2020), stove (2010), dishwasher (2010), hoodfan (2010), microwave (2021)
Washer & dryer (2018)
All light fixtures
Bathroom mirrors
Alarm System (DSC Power Series \$25/month)
Auto garage door opener & remote
Window blinds
Window curtain rods

EXCLUSIONS

Window curtains

IMPROVEMENTS

- Wifi thermostat for Furnace/AC
- Wifi garage door opener
- Skylight (bathroom)

APPROXIMATE UTILITY COSTS

Natural Gas (Enbridge): \$68/month
Electricity (Hydro Ottawa): \$97/month
Water & Sewer (City of Ottawa): \$54/month
Hot water heater, Reliance - rental: \$36/month
Property taxes \$4,180 / 2021



IN THE HIGHLY SOUGHT
AFTER COMMUNITY OF

Central Park

Nestled in quiet & walkable neighbourhood steps away from parks, shops, restaurants, public transit & perfectly connected to biking/walking trails & the Experimental Farm. Easy access to 417 & quick commute throughout city.




PRIVATE STREET

Association Fees

- Private Street Fee: \$72/month
- Fee covers:
 - Management fee
 - Snow removal
 - Road maintenance



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